



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, March 08, 2022 BZA Meeting

Presented for approval: April 12, 2022

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, March 08, 2022 at Westfield City Hall.

Active Links for this meeting:

[March 08, 2022 BZA Agenda & Exhibits](#)

[March 08, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:15](#)

Roll Call

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Victor McCarty, Brian Morales, and Dave Schmitz.

BZA Members Present Virtually: None

BZA Members Absent: None

City Staff Present: Daine Crabtree, Senior Planner and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

McCarty motioned to approve the February 15, 2022 Minutes.
Fortier seconded. Motion passed. Vote 5-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2203-VS-08 [PUBLIC HEARING]

[YouTube Time: 2:57](#)

16280 Ambia Circle / Peter and Stacy Miller

The Petitioners request a Variance of Development Standard to encroach seventeen (17) feet into the thirty (30) foot Minimum Rear Yard Setback on 0.25 acres +/- in the SF-3 Cluster District to accommodate a swimming pool and deck.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation/No Petitioner presentation.

Public Hearing for 2203-VS-08 opened at 7:04 p.m.

- No public comments.

Public Hearing for 2203-VS-08 closed at 7:05 p.m.

BZA comments/Petitioner responses.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

Fortier motioned to approve 2203-VS-08 subject to the two recommended conditions stated in the motion.
McCarty seconded. Motion passed. Vote 5-0.
Schmitz motioned to adopt Staff's Findings of Fact for 2203-VS-08.
Boller seconded. Motion passed. Vote 5-0.

2203-VS-09 [PUBLIC HEARING]

[YouTube Time: 8:10](#)

16745 Glen Way /Joseph and Cynthia Mallon

The Petitioners request a Variance of Development Standard to encroach seven (7) feet into the thirty (30) foot Minimum Rear Yard Setback on 0.38 acres +/- in the SF-2: Single-Family Low-Density District to accommodate a swimming pool and deck (Article 4.5(E)(3)(a)).
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation/No Petitioner presentation.

Public Hearing for 2203-VS-09 opened at 7:09 p.m.

- No public comments.

Public Hearing for 2203-VS-09 closed at 7:10 p.m.

BZA comments/Petitioner responses.

McCarty motioned to approve 2203-VS-09 subject to the two recommended conditions stated in the motion.
Boller seconded. Motion passed. Vote 5-0.
Schmitz motioned to adopt Staff's Findings of Fact for 2203-VS-09.
Fortier seconded. Motion passed. Vote 5-0

ITEMS CONTINUED TO A FUTURE MEETING

2203-VS-10 [CONTINUED]

1111 E. 156th Street /Mike Buland

The Petitioner requests a Variance of Development Standard to permit a second dwelling unit on 9.64 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 6.4(B)).
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 14:06](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Boller seconded. Motion passed. Vote 5-0.
The meeting adjourned at 7:19 p.m.

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Signature Page for BZA Minutes for March 08, 2022

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director